

"The City With a Heart"



Mary Lou Johnson, Chair
Kevin Chase, Vice Chair
Rick Biasotti
Marie Kayal
Sujendra Mishra
Perry Petersen
Joe Sammut

AGENDA PLANNING COMMISSION MEETING

[View Full Meeting](#)

November 17, 2015

7:00 p.m.

Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno

Planning Commission meetings are conducted in accordance with Roberts Rules of Order Newly Revised. You may address any agenda item by approaching the microphone until recognized by the Planning Commission Chair. All regular Planning Commission meetings are recorded and televised on CATV Channel 1 and replayed the following Thursday, at 2:00 pm. You may listen to recordings in the Community Development Department. Complete packets are available online at www.sanbruno.ca.gov and at the library. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodation for this meeting should notify us 48 hours prior to meeting. Notices, agendas, and records for or otherwise distributed to the public at a meeting of the Planning Commission will be made available in appropriate alternative formats upon request by any person with a disability. Please make all requests to accommodate your disability to the Community Development Department 650-616-7074.

ROLL CALL

PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES: October 20, 2015

2. COMMUNICATIONS

3. PUBLIC COMMENT ON ITEMS NOT ON AGENDA Individuals allowed three minutes, groups in attendance, five minutes. If you are unable to remain at the meeting, ask the Recording Secretary to request that the Planning Commission consider your comments earlier. It is the Planning Commission's policy to refer matters raised in the forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Planning Commission from discussing or acting upon any matter not agendized pursuant to State Law.

4. ANNOUNCEMENT OF CONFLICT OF INTEREST

5. Conduct of Business

- a. **406-418 San Mateo Avenue** (APN: 020-364-320, 020-364-120, 020-364-130, 020-364-140)
Zoning District: C-B-D: Central Business District
Recommended Environmental Determination: The extension request is exempt from further environmental review.

Request for a six-month extension of a Conditional Use Permit, Parking Exception, and Architectural Review Permit for a proposal to construct a three-story mixed use building containing 83 residential units, approximately 6,975 square feet of retail space, and 106

subgrade parking spaces per Section 12.128 of the San Bruno Municipal Code. San Bruno Plaza, LLC (Applicant & Owner).

- b. City of San Bruno Walk and Bike Master Plan.** The City of San Bruno has hired the consulting firm, Eisen|Letunic, to develop the San Bruno Pedestrian and Bicycle Master Plan. Staff will introduce, Niko Letunic, a principal with Eisen|Letunic, who will introduce and present a status report on the master plan effort to date. In addition to providing his status report, Mr. Letunic will be requesting input from the Planning Commission and attendees on existing conditions and improvement needs of the City's current bicycle and pedestrian systems. **MP15-001**

6. PUBLIC HEARINGS:

- a. City parking lot located on the west side of Mastick Avenue just north of Taylor Avenue** (APN: 020-364-070)
Zoning District: R-2: Low-Density Residential
Recommended Environmental Determination: Categorical Exemption

Request for a Temporary Use Permit to allow an off-site construction staging area within a portion of the City parking lot located on Mastick Avenue for the construction of the mixed-use development located at 406-418 San Mateo Avenue per Section 12.84.030 of the San Bruno Municipal Code. Johnstone Moyer, Inc. (Applicant), City of San Bruno (Owner).
TUP-15-007.

The applicant has requested and staff supports a continuance of this item to December 15, 2015, to allow the applicant to further prepare and assemble additional information pertaining to the request.

7. DISCUSSION

A. CITY STAFF DISCUSSION

- Select the December 10, 2015 Architectural Review Committee members

B. PLANNING COMMISSION DISCUSSION

8. ADJOURNMENT

The next regular Planning Commission Meeting will be held on December 15, 2015 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.